

Harvest Farms Common Areas Survey Results

In late October, the Pond Committee and the HOA Board collaborated on a survey about the Harvest Farms common areas. The URL is <https://forms.gle/RPUos8MUvkSpRdJ87> (see Appendix A).

69 of you responded and here are the results.

There are 5 survey sections, 2 of which asked you to rate various aspects of the common areas on a scale of 1-5. The third section covered the amount and nature of a potential dues increase. The other 2 sections allowed you to make comments regarding the Common Areas and General Comments.

The averages from the 3 numeric sections are presented first, followed by the 2 comments sections that are grouped by subject.

Section 1 — Please let us know how much you value each common area by rating them 1-5.

- 1 - I don't value it at all
- 2 - I value it very little
- 3 - I value it somewhat
- 4 - I value it
- 5 - I greatly value it

| Area | Survey Average |
|---|----------------|
| Basketball Courts | 3.77 |
| Tennis/ Pickle Ball Courts | 3.66 |
| Playground | 4.09 |
| Pond (for fishing & aesthetics) | 4.26 |
| Common Area Near Pond (gazebo & picnic areas) | 3.85 |

Section 2 — Please do a similar ranking for how concerned you are with the following items.

- 1 - This doesn't concern me
- 2 - This only concerns me a little
- 3 - This concerns me somewhat
- 4 - This concerns me
- 5 - This concerns me a great deal

| Area | Survey Average |
|-------------------------------|----------------|
| Basketball court surface | 2.83 |
| Tennis court surface | 2.89 |
| Geese at the pond | 2.57 |
| Scum on pond surface | 3.70 |
| When pond fish levels get low | 2.96 |

Section 3 — Would you be willing to pay additional annual dues to ensure the community's priorities related to common areas may be able to be addressed?

- Option 1 — I prefer no increases to dues (**\$ 0**)
- Option 2 — I would be willing to add up to **\$10** to dues annually for common areas
- Option 3 — I would be willing to add up to **\$20** to dues annually for common areas
- Option 4 — I would be willing to add up to **\$40** to dues annually for common areas
- Option 5 — I would be willing to pay more for dues but want them going towards things other than common areas

Average additional annual dues — **\$18.45**

3 people selected Option 5

Section 4 — Comments regarding the Common areas

General Comments about the Common Areas

- All of these are assets to our community.
- Continually adding amenities (benches, free library) are very welcomed additions.
- Helps to maintain home values
- I love the common areas. They give a wide range of activities for people at various stages.
- We need a better community sign

- I value the common areas very much as a whole - however I understand what is important to me may not be important to others and vice versa. This being said all of the above are wonderful pieces of this neighborhood and make our neighborhood a true community and a desired place to live.
- I value the common areas very much. They are what makes this neighborhood unique and appealing. To maintain them I realize is costly, but I feel is necessary for the good of our current community as well potential homebuyers.
- My family enjoys the bball court, pond, and tennis courts.
- Our community in the past has showcased the common grounds and has become a magnet for children, families and special occasions.
- They were one reason we bought here
- We are unable to take advantage of common areas due to age.
- We value the common areas to ensure that they are well maintained.
- These areas are vital to our community and contribute to the overall value of our homes
- They are wonderful perks for our neighborhood

Comments about the Pond

- I like the native plants around the pond and neighborhood.
- I think the pond is a staple in our neighborhood even if we don't often use it ourselves. We love walking past it.
- I value the pond for aesthetics. I'm not a proponent of it for fishing as there is too much garbage related to fishing - lures, fishing lines, bobbers, bait containers, etc, that end up in the pond. And I believe people outside the community come and use it for fishing.
- I'm biased toward the pond since that's the view out my window. It is a gem. I know the geese are an unsanitary nuisance but I kind of like them!
- The health of the pond is extremely important to me since my property backs up to it.
- The pond is the cornerstone of our neighborhood and something many of our friends who live in other neighborhoods are aware of and envious of. Many other communities wish they had a common area as nice to use and enjoy as we do. I hope we don't take it for granted.
- The swm pond is jointly maintained by our HOA & Carroll County. Coordinate with them on what they are responsible for.
- My children love fishing in the pond!

Comments about the Playground & Basketball Court

- "I think it's great for the teens to have the basketball court. And I take grandkids to the playground frequently."
- I think the new basketball backboards and addition of pickle ball lines add great value for residents.
- I think the playground could be more fun and updated

Comments about the Tennis Courts

- I am looking forward to the pickle ball lines!

Comments about the Budget & Dues Courts

- How much does it cost per year to maintain?
- I would pay more \$\$ to maintain them well.

Section 5 — Anything else not in the survey

Comments regarding the budget & dues

- I would like to better understand where our current funds are directed and what we have in our "savings". The only comment I would like to make is to possibly have a discussion regarding the updating of the exterior of our homes. I believe we have limitations on what type of siding we have and fencing and believe it might benefit the entire neighborhood if we were able to modernize our homes through different types of siding or roofing or fencing. Nothing dramatic, but to allow more options to help this neighborhood keep up with those newer homes being built in the area with more modern design features.
- Does treatment of the pond water or grass treatment around the pond cause any harm to the wildlife, if so, would not be in favor of treatment.
- I am hesitant to put a dollar amount on an increase that I am comfortable with. We are bound by our bylaws/covenants to a certain percentage limit for any increase. I want to ensure that the monies are spent wisely.
- I would pay the extra dues to have the funds trim in common areas. My husband & I have to pay to trim the bushes on Little Barley, the drive next to my house that is a common area that otherwise would not be taken care of.
- I would rather remove one community activity instead of raising dues for other priorities.
- I'm also willing to pay \$40 to dues to fund common areas. That last survey question was confusing if you prefer two answers.
- Residents should not have to subsidize areas they are unable to utilize.
- Since the refuse collection and landscaping costs are rising, those should be given priority over natural phenomena such as algae and geese.
- The HOA board needs to be a good steward of our finances! Current board overspent by at least \$10k on current projects and didn't make good decisions!
- Why did you sign contracts for large \$ w/o input?
- Yes I would like to know when a treasurers report will be available for review

Comments regarding the common area

- I don't spend much time in the common area. That said I think they are an asset particularly to young families. To that end I agree to reasonable efforts to maintain them in a clean, safe and serviceable condition. I don't see a current need to any major rehabilitation or expansion/improvement projects. Just keep doing what you have been doing.
- I would like to know the courses of action that the board is looking at in regard to the pond maintenance. I think that is the only way to determine how much families would be willing to add money to the dues.
- Improvements to the playground are always nice.
- Is it true that the pond might be filled in if the algae problem continues?
- Picnic tables at the park need to be addressed. So many families frequent there. We'd spend more time there if we could eat lunch.
- The answer about the dues is tough because I would think our current dues could go to some of the common areas already without asking for more.
- We are both retired and don't need our dues going up to address common area. We have lived here since 1990 and see no value in maintaining the pond.
- We love that the trash is included in the HOA price. That was such a nice surprise when moving into the neighborhood. Thank you!!!

Other general Comments

- We are concerned about the crime/drug dealer/drug addict on Barley
- It would be nice to have more signs in the neighborhood for people to pick up after their dogs.
- Thank you for all you do for our neighborhood!
- Thank you for doing all of this and caring about the community
- The Board does a great job pursuing contracts to support the amenities - thank you!

Appendix A — Harvest Farms Common Areas Survey

Harvest Farms Common Areas

The Harvest Farms Board would like to better understand the priorities of the community relative to the common areas of our neighborhood. Thank you.

 **<youremail>** (not shared) [Switch account](#)

* Required

Your name *

Your answer

Your street address *

Your answer

Please let us know how much you value each common area by rating them 1-5.

| | 1 - I don't value it at all | 2 - I value it very little | 3 - I value it somewhat | 4 - I value it | 5 - I greatly value it |
|---|-----------------------------|----------------------------|-------------------------|-----------------------|------------------------|
| Basketball Courts | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Tennis/Pickle Ball Courts | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Playground | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Pond (for fishing and aesthetics) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Common Area Near Pond (gazebo and picnic areas) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Please let us know anything else about how much you value the various common areas in the neighborhood.

Your answer

Please do a similar ranking for how concerned you are with the following items.

| | 1 - This doesn't concern me | 2 - This only concerns me a little | 3 - This concerns me somewhat | 4 - This concerns me | 5 - This concerns me a great deal |
|-------------------------------|-----------------------------|------------------------------------|-------------------------------|-----------------------|-----------------------------------|
| Basketball court surface | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Tennis court surface | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Geese at the pond | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Scum on pond surface | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| When pond fish levels get low | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Please let us know anything else related to your concerns of common areas in the neighborhood.

Your answer

Would you be willing to pay additional annual dues to ensure the community's priorities related to common areas may be able to be addressed?

- ☐ I prefer no increases to dues
- ☐ I would be willing to add up to \$10 to dues annually for common areas
- ☐ I would be willing to add up to \$20 to dues annually for common areas
- ☐ I would be willing to add up to \$40 to dues annually for common areas
- ☐ I would be willing to pay more for dues but want them going towards things other than common areas

Is there anything else you want the Board to know related to the common areas in our neighborhood that hasn't already been addressed in this survey?

Your answer

Submit

Clear form